

# FOR SALE

## INVESTMENT PROPERTY NATIONAL TENANT

11100 Summerlin Square Drive, Fort Myers Beach, FL 33931



### PROPERTY FEATURES

- Location: 11100 Summerlin Square Drive  
Fort Myers Beach, FL 33931
- Zoning: CC
- Utilities: All utilities to site
- Strap #: 07-46-24-00-00005.1040
- Building Size: 7,260± SF
- Land Size: 1.02± Acres
- Year Built: 2001
- **PRICE REDUCTION: \$975,000.00 (\$134.30 PSF)**
- Projected NOI: \$93,900.00
- Comments: This automobile service facility is located on the south side of Summerlin Road just west of Pine Ridge Road. Tuffy Auto Service has 6 years remaining on its lease, with two (5) five year renewal options. A second unit with 3,360 SF, is currently vacant and available for lease. Projected net operating income indicates an overall capitalization rate of 9.6%.



For More Information Contact:

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# vipcommercial

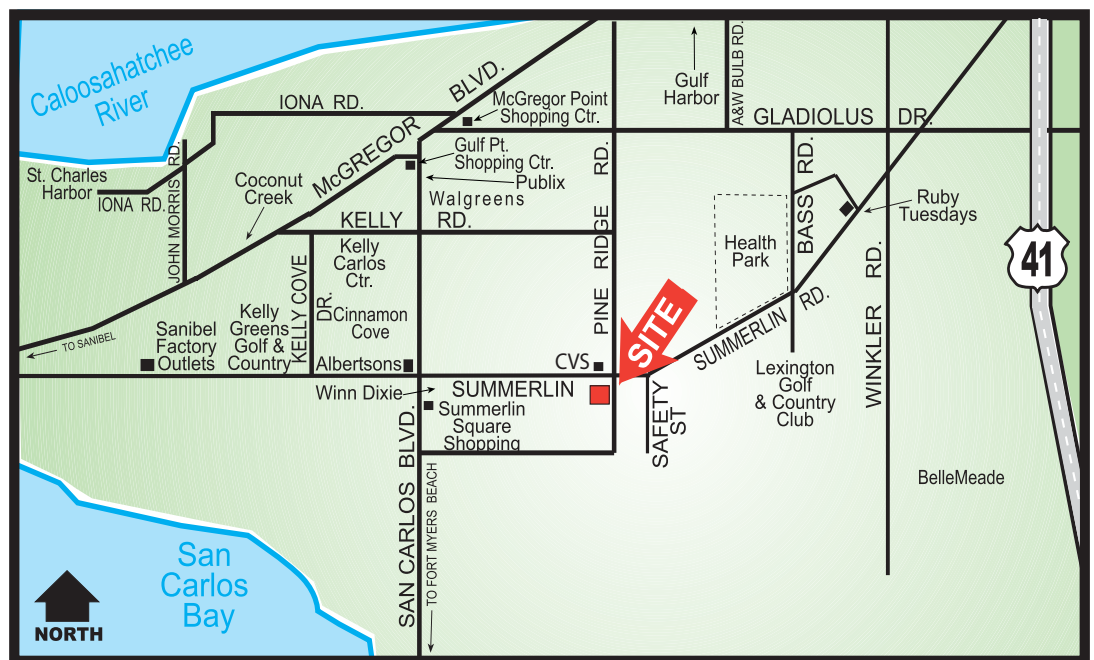
Licensed Real Estate Broker

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